



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, December 5, 2017

The Zoning & Platting Commission convened in a regular meeting on December 5, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

Ana Aguirre – Secretary
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Dustin Breithaupt
Yvette Flores
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King

1 Vacancy

Absent:

Sunil Lavani

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from November 7, 2017

Motion to approve the minutes from November 7, 2017 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Pending; Postponement request by the Staff to January 16, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 16, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 2. Rezoning:** [C14-2017-0109 - J.D. Warehouse; District 1](#)
Location: 6506 Decker Lane, Elm Creek Watershed
Owner/Applicant: Gold A&A Inc. (Adam Ahmad)
Agent: Moncada Enterprises (Phil Moncada)
Request: GR to LI
Staff Rec.: **Recommendation of CS**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Vice-Chair Duncan to grant CS-CO combining district zoning for C14-2017-0109 - J.D. Warehouse located at 6506 Decker Lane was approved on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

Conditional Overlay:

The following land uses are prohibited:

Adult-oriented Businesses
Agricultural Sales and Services
Alternative Financial Services

Bail Bond Services
Building Maintenance Services
Campground

Construction Sales and Services
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly
Electronic Testing
Equipment Repair Services
Equipment Sales
Food Preparation
Maintenance and Service Facilities
Transitional Housing
Indoor Crop Production

Transportation Terminal
Kennels
Laundry Services
Monumental Retail Services
Pawn Shop Services
Plant Nursery
Vehicle Storage
Veterinary Services
Custom Manufacturing

- 3. Rezoning:** [C14-2017-0067 - Champion Tract 1C; District 10](#)
Location: 6500 FM 2222 Road, Bull Creek Watershed
Owner/Applicant: Champion Meier Assets, Ltd. (Terry Bray)
Agent: Ambrust & Brown, L.L.P. (Richard Suttle)
Request: LR-CO to CS-CO
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner King to deny the rezoning request of CS-CO combining district zoning for C14-2017-0067 - Champion Tract 1C located at 6500 FM 2222 Road was approved on a vote of 6-3. Those voting aye were Chair Kiolbassa, Vice-Chair Duncan and Commissioners Aguirre, Breithaupt, Denkler and King. Those voting nay were Commissioners Greenberg, Evans and Flores. Commissioner Lavani absent. One vacancy on the Commission.

- 4. Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)
Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed
Owner/Applicant: BarCzar, LLC (Matias Segura III)
Agent: South Llano Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1-CO for Tract 1 and GR-CO for Tract 2
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to February 6, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 5. Rezoning:** [C14-2017-0096 - Walnut Park II; District 7](#)
Location: 12139-12205 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Crestmont Office Center, Ltd. (Jeffrey Schwartz, Vice-President)
Agent: Civile, LLC (Lawrence Hanrahan)
Request: LO to MF-2
Staff Rec.: **Recommendation of MF-2-CO, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-2-CO combining district zoning, with conditions for C14-2017-0096 - Walnut Park II located at 12139-12205 North Lamar Boulevard was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 6. Site Plan - Hill Country Roadway:** [SPC-2016-0453C - Westlake Residential; District 5](#)
- Location: 800 North Capital of Texas Highway, Bee Creek Watershed
Owner/Applicant: 360 Development
Agent: Civile LLC (Lawrence Hanrahan)
Request: Approval to construct multi-family with associated improvements within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor
- Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Motion to grant Neighborhood's request for postponement of this item to January 2, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 7. Final Plat from a Preliminary Plan:** [C8-2016-0145.1A - Parker Creek Ranch Phase 1; District 1](#)
- Location: 7620 Decker Lane, Walnut Creek / Decker Creek Watersheds
Owner/Applicant: Russell & Jeanne Parker
Agent: BGE, Inc. (Brian J. Grace)
Request: Approval of a final plat from an approved preliminary plan composed of 130 lots on 47.427 acres.
- Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0145.1A - Parker Creek Ranch Phase 1 located at 7620 Decker Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 8. Site Plan - Conditional Use Permit:** [SPC-2017-0051C - Onion Creek Metro Park; District 2](#)
- Location: 8652 Nuckols Crossing Road, Onion Creek Watershed
Owner/Applicant: COA - Public Works Department (Robin Camp)
Agent: MWM Design Group
Request: Request approval of a conditional use permit for a public park, zoned P, Public and over 1 acre in size.
- Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0051C - Onion Creek Metro Park located at 8652 Nuckols Crossing Road was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 9. Final Plat with Preliminary:** [C8J-2015-0228.1A - Creeks Edge Final Plat](#)
- Location: 6813 Caudill Ln., Little Barton Creek Watershed
Owner/Applicant: Creeks Edge LTD. (Roger Aufieri)
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
Request: Request approval of the Creeks Edge final plat consisting of 34 lots and associated right-of-way on 58.780 acres
- Staff Rec.: **Recommended**
Staff: Don Perryman, (512) 974-2786, don.perryman@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2015-0228.1A - Creeks Edge Final Plat located at 6813 Caudill Ln. was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

- 10. Final Plat - Amended Plat:** [C8J-2017-0279.0A - Silent Trail Plat Amendment - Westview on Lake Austin, Phase A; District 10](#)
- Location: 4405 Silent Trail, Lake Austin Watershed
Owner/Applicant: Christie Skinner, Tom Gilligan
Agent: Franke Franke Inc. (Elizabeth C. Franke)
Request: Approval of the Silent Trail Plat Amendment, Westview on Lake Austin, Phase A Final Plat composed of 2 lots on 1.19 acres
- Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Final Plat - Previously Unplatted:** [C8J-2014-0150.1A - Auro Subdivision](#)
- Location: 15310-16099 FM 1325 Road, Rattan Creek Watershed
Owner/Applicant: Provident Realty Advisors (Julian Hawes, Jr.)
Agent: Drenner Group (Amanda Swor)
Request: Approval of the Auro Subdivision composed of 17 lots on 49.59 acres
- Staff Rec.: **Disapproval**
Staff: Development Services Department

12. **Final Plat -** [C8J-2017-0284.0A - Goebler Addition](#)
Previously
Unplatted:
Location: 12927 Lowden Lane, Bear Creek Watershed
Owner/Applicant: Goebler Properties
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Goebler Addition composed of 1 lot on 4.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat -** [C8-2017-0272.0A - Wilson Parke Avenue Plat 2; District 6](#)
Previously
Unplatted:
Location: 12108 Wilson Parke Avenue, Lake Travis Watershed
Owner/Applicant: SAS Institute Inc. (Patricia Darty)
Agent: Big Red Dog Engineering (Kendall Hackney)
Request: Approval of Wilson Park Avenue Plat 2 composed of 1 lot on 2.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat -** [C8-2017-0273.0A - Wilson Parke Avenue Plat 1; District 6](#)
Previously
Unplatted:
Location: 12108 Wilson Parke Avenue, Lake Travis Watershed
Owner/Applicant: SAS Institute Inc. (Patricia Darty)
Agent: Big Red Dog Engineering (Kendall Hackney)
Request: Approval of Wilson Park Avenue Plat 1 composed of 1 lot on 10.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat -** [C8J-2017-0278.0A - Breen Subdivision](#)
Previously
Unplatted:
Location: 8014 North Lake Drive, Decker Creek Watershed
Owner/Applicant: Atianna LLC (Ms. Atianna Saint Breen)
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of the Breen Subdivision Final Plat composed of 1 lot on 0.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat -** [C8J-2017-0282.0A - McKinney Falls Lot Consolidation](#)
Resubdivision:
Location: 6609 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Easley Raymond Warren
Agent: Mike Russell
Request: Approval of the McKinney Falls Lot Consolidation composed of 1 lot on 18.9 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. **Final Plat - Resubdivision:** [C8-2017-0271.0A - The Parke - Phase C Resubdivision of Lot 2, Block G; District 6](#)
Location: 11920 Wilson Parke Avenue, Lake Travis Watershed
Owner/Applicant: SAS Institute Inc. (Patricia Darty)
Agent: Big Red Dog Engineering (Kendall Hackney)
Request: Approval of The Parke - Phase C Resubdivision of Lot 2, Block G, composed of 2 lots on 81.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8-2017-0275.0A - Summit Oaks, Section 2, Lot 2 Block E Resubdivision; District 10](#)
Location: 11605 Bell Avenue, Bull Creek Watershed
Owner/Applicant: Stature Contractors LLC (Derek Keith)
Agent: Stature Homes (Derek Keith)
Request: Approval of the Summit Oaks, Section 2, Lot 2 Block E Resubdivision Final Plat composed of 2 lots on 0.59 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - without Preliminary:** [C8J-2017-0280.0A - Flintrock Subdivision](#)
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Flintrock Stoneridge (Kevin McHale)
Agent: FNF CAD Services (Fred Fuentes)
Request: Approval of the Flintrock Subdivision composed of 10 lots on 10.134 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat - with Preliminary:** [C8-85-138.05.1A - Lakeline Gardens](#)
Location: North FM 620 Road, Lake Creek Watershed
Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)
Agent: Big Red Dog Engineering (Vito Trupiano, PE)
Request: Approval of Lakeline Gardens composed of 2 lots on 9.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - with Preliminary:** [C8J-2015-0188.SH.4A - Easton Park Section 2C - Maribel Park, Phase 2; District 2](#)
Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed
Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)
Agent: Kitchen Table Civil Solutions (Jonathan Fleming)
Request: Approval of Easton Park Section 2C - Maribel Park, Phase 2 composed of 148 lots on 44.87 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

22. **Final Plat - with Preliminary:** [C8-2017-0076 - East Parke; District 1](#)
 Location: East Parmer Lane, Walnut Creek Watershed
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
 Agent: Gray Engineering, Inc. (Scott Maham)
 Request: Approval of East Parke composed of 130 lots on 37.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
23. **Final Plat - with Preliminary:** [C8-2014-0251.3A - Heritage Point at Wildhorse Ranch Section 3; District 7](#)
 Location: East Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: HOM Titan Development (William Peruzzi)
 Agent: Kimley-Horn and Associates (Robert Smith)
 Request: Approval of Heritage Point at Wildhorse Ranch Section 3, composed of 97 lots on 24.91 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
24. **Preliminary Plan:** [C8J-2017-0277 - Barton Creek Sections K, L, and O Preliminary Plan](#)
 Location: 3101 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Stratus Properties Operating Co., LP (Erin D. Pickens)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of the Barton Creek Sections K, L, and O Preliminary Plan composed of 97 lots on 495.1 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
25. **Preliminary Plan:** [C8J-2015-0134\(R1\) - Preston Park Subdivision Preliminary Plan](#)
 Location: 16140 Bratton Lane, Gilleland Creek Watershed
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
 Agent: CSF Civil Group, LLC (Christine Potts)
 Request: Approval of Preston Park Subdivision Preliminary Plan composed of 266 lots on 60.688 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-10 – C-25 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Lavani absent; one vacancy on the Commission.

D. NEW BUSINESS

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to Staff updates, presentations and scheduling. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice-Chair Duncan)

Discussion occurred; no action taken

2. Consider and take action on a resolution regarding the Desired Development Zone in the Watershed Protection Ordinance. (Sponsor: Commissioner King, Co-Sponsor: Chair Kiolbassa)

After debate and amendment, motion by Commissioner Breithaupt, seconded by Commissioner Aguirre to adopt the resolution regarding the Desired Development Zone in the Watershed Protection Ordinance was approved on a vote of 8-1. Commissioner Evans voted nay. Commissioner Lavani absent; one vacancy on the Commission.

Resolution:

<http://www.austintexas.gov/edims/document.cfm?id=290052>

F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#) – Commissioner Evans stated the committee participated in town halls and will soon go back in to Working Groups.

[Codes and Ordinances Joint Committee](#) – No report provided.

[Comprehensive Plan Joint Committee](#) - No report provided.

[Small Area Planning Joint Committee](#) - No report provided.

ADJOURNMENT

Chair Kiolbassa adjourned the meeting without objection on Tuesday, December 5, 2017 at 8:49 p.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.